

This Instrument Prepared by:
Harvey M. Templeton, III
Attorney
Calhoun, TN 37309

Forward Tax Notices to:
Bowater Incorporated
Calhoun, TN 37309

Tract CDW-1496

STATE OF SOUTH CAROLINA

COUNTY OF UNION

KNOW ALL MEN BY THESE PRESENTS, That GWALIA (USA) LTD., a Delaware corporation with offices at 1675 Broadway, Suite 2350, Denver, Colorado 80202, in consideration of the sum of One Dollar (\$1.00) and the exchange of other property valued at Fifty-four Thousand Four Hundred Ninety-three and 19/100 Dollars (\$54,493.19) to it in hand paid at and before the sealing and delivery of these presents by BOWATER INCORPORATED, a Delaware corporation with offices in Catawba, South Carolina, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released and by these presents does grant, bargain, sell, and release unto the said BOWATER INCORPORATED all that certain tract or parcel of land situated as follows:

All that tract or parcel of land situated, lying, and being in Union County, South Carolina, containing 120.05 acres, more or less, and being more fully shown and described on a plat of a survey for Bowater, Inc. Carolina Division Woodlands, Grace B. Crocker Tract CDW-1496, made by Adtech Surveying, Inc., Foard H. Tarbert, Jr., Registered Land Surveyor No. 11072, dated June 20, 1990, and recorded in the



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Office of the Clerk of Court for Union County, South Carolina, in Plat Book 26, Page 91, which plat is incorporated into this description by reference thereto and to which plat reference is made for a metes and bounds description of said land.

BEING the same property conveyed to Gwalia (USA) Ltd. by deed from Grace Crocker Trent, Thomas Larry Crocker, and Lawrence Wayne Crocker dated September 27, 1990, recorded in the Office of the Clerk of Court for Union County, South Carolina, in Deed Book 205, Page 442.

This conveyance is SUBJECT to an easement and right of way 66 feet wide for ingress and egress granted to Westvaco Corporation by deed recorded in Deed Book 191, Page 696, in the records of Union County, South Carolina.

This conveyance is FURTHER SUBJECT to all existing easements and rights of way for public roads and highways and public utilities, if any, extending into, through, over, or across the above described property.

Grantee assumes and agrees to pay all taxes assessed against the above described property for the year 1991.

TOGETHER with all and singular the rights, members, hereditaments, and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto said Bowater Incorporated, its successors and assigns, forever.

AND Gwalia (USA) Ltd. does hereby bind itself, its successors and assigns, to specially warrant and defend all and singular the title to the said premises unto the said Bowater Incorporated, its successors and assigns, forever against

itself and any persons claiming by, through, or under it but not further or otherwise.

IN WITNESS WHEREOF, Gwalia (USA) Ltd. has caused these presents to be signed, sealed, and delivered this 16th day of May, 1991.

Signed, sealed, and delivered) GWALIA (USA) LTD.
in the presence of)

By David D. Greig
Senior Vice-President

ATTEST:

Michael Drozd
Assistant Secretary

THE STATE OF
COUNTY OF

PERSONALLY appeared before me Patricia Murphy
and made oath that she saw David D. Greig, as
Senior Vice-President and Michael Drozd, as
Assistant Secretary of Gwalia (USA), Ltd., a corporation
chartered under the laws of the State of Delaware, sign, seal
with its corporate seal, and as the act and deed of said
corporation deliver the within written instrument and that he
with William F. Mudon witnessed the execution thereof.

SWORN TO before me this)
16th day of May A.D., 1991)
Sandra L. Hunt)
Notary Public)
My commission expires: 1-14-93)

Patricia Murphy